

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, January 20, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-350** Application of **William Bonneau Ansley** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 25 feet to 19 feet and 2) reduce the west side yard setback from the required 10 feet to 7 feet for construction of a new single-family house, and 3) a special exception from the zoning regulations to allow for active recreation (i.e., a swimming pool) adjacent to a public street. Property is located at **330 WOODWARD WAY N.W.**, fronts 80 feet on the south side of Woodward Way, and begins on the southwestern corner of Woodward Way and Dellwood Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 145 of the 17th District, Fulton County Georgia.
Owner: William Bonneau Ansley
Council District 8, NPU-B
- V-05-351** Application of **Kelly A. Fortin** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 5.7 feet for a second story, attic addition to a single-family house. Property is located at **1138 NORTH HIGHLAND AVENUE N.E.**, fronts 54.99 feet on the west side of North Highland Avenue, and begins on the southwestern corner of Highland Terrace and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County Georgia.
Owner: Kelly A. Fortin
Council District 6, NPU-F
- V-05-353** Application of **Stephen Eichelberger** for a variance from the zoning regulations to reduce the front yard setback from the required 10 feet to 0 feet for second and third story additions that will convert a commercial building to a two-family building. Property is located at **574-576 MARIETTA STREET N.W.**, fronts 60 feet on the west side of Marietta Street, and begins 1,600 feet north of the northwestern corner of Jones Avenue and Marietta Street. Zoned I-1 (Light Industrial) District (pending rezoning to C-3 (Commercial Residential) District)). Land Lot 82 of the 14th District, Fulton County Georgia.
Owner: Stephen J. Eichelberger
Council District 2, NPU-M

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- V-05-354** Application of **Michael Greenbaum** for a variance from the zoning regulations to reduce the east front yard setback from the required 40 feet to 20 feet, for an addition to an existing commercial building. Property is located at **2161 PIEDMONT ROAD N.E.**, fronts 149.95 feet on the east side of Piedmont Road, and begins on the southeastern corner of Piedmont Road and Lake Shore Drive. Zoned I-1 (Light Industrial) District. Land Lot 49 of the 17th District, Fulton County, Georgia,
Owner: Michael Greenbaum
Council District 7, NPU-F
- V-05-355** Application of **Larry Lucas/Land Logistics** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5 feet and 2) reduce the half-depth front yard setback from the required 15 feet to 4 feet, for construction of a single-family house. Property is located at **592 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Street, and begins on the northwestern corner of Griffin Street and D'Alvigny Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia,
Owner: Land Logistics/ Larry Lucas
Council District 3, NPU-L
- V-05-356** Application of **Larry Lucas/Land Logistics** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5 feet and 2) reduce the south side yard setback from the required 7 feet to 4 feet, for construction of a single-family house. The property is located at **594 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Street, and begins 28 feet north of the northwestern corner of Griffin Street and D'Alvigny Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Larry Lucas/ Land Logistics
Council District 3, NPU-L

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DEFERRED CASES

- V-05-316** Application of **Michael D. Clark** for a variance from the zoning regulations to reduce the north side yard setback from the required 5 feet to 1.1 feet for a second story addition to a single-family dwelling. The property is located at **945 SMITH STREET S.W.**, fronts 25 feet on the west side of Smith Street and begins 50 feet south of the southwestern corner of Smith Street and Mary Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Lenyard Hines
Council District 4, NPU-V
- V-05-325** Application of **Steven Dukes** for a variance from the zoning regulations for a shared driveway to allow for the construction of a two-family residence (i.e., a “duplex”). The property is located at **983 & 985 PEEPLES STREET S.W.**, fronts 57 feet on the northwest side of Peeples Street and begins 546 feet northeast of Lawton Street and Peeples Street. Zoned HC-20M/ R-5 (Oakland City Historic/Two-Family Residential) District. Land Lot 119 of the 14th District, Fulton County, Georgia.
Owner: Gordon Goodman
Council District 4, NPU-S
- V-05-289** Application of **Sheferan Berhanu** for a variance from the zoning regulations to 1) reduce the transitional side yard from the required 20 feet to 10 feet and 2) to allow for a transitional use within 100 feet of a residential district by making an addition to an existing gas station/convenience store. The property is located at **605 BOULEVARD N.E.**, fronts 97.5 feet on the east side of Boulevard and begins on the south eastern corner of Boulevard and Boulevard Place. Zoned C-1 (Community Business) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Sheferan Berhanu
Council District 2, NPU-M

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- V-05-296** Application of **Ali Chunara** for a special exception from the zoning regulations to reduce the required on-site parking from 16 spaces to 12 spaces for the construction of a restaurant. The property is located at **30 MORELAND AVENUE S.E.**, fronts 100 feet on the east side of Moreland Avenue, and begins on the northeastern corner of Moreland Avenue and Wylie Street. Zoned C-1 (Community Business) District. Land Lot 208 of the 15th District, DeKalb County, Georgia.
- Owner: Ali Chunara**
Council District 5, NPU-O